

TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 20, 2018
APPROVED MINUTES

ROLL CALL: 7:00 PM

ATTENDANCE: Chairperson Lisa Sadinsky; Commissioners: Todd Doyle, Jared Grise and Josh Smilowitz; Alternates: Michael Johnson; Brian Pudlik, ZEO and Secretary to ZBA

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, June 20, 2018, at 7:00 p.m., to hear and act on the following petitions:

#09-18 **977 New Britain Avenue** – Petition of West Hartford No. 2, LLC requesting a variance to section 177-8(E)(2)(a), Special flood hazard area. Requesting a variance to the requirement that all new structures in SFHA Zones A or AE shall have the bottom of the lowest floor elevated two (2) feet above the base flood elevation (BFE) for the construction of a new 7,422 square foot retail building at an elevation equal to the BFE, per plans on file. **BG zone**
Continued to the July 18th meeting of the ZBA

#12-18 **11 Hamlin Drive** – Petition of R. Bull requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a +/- 18' variance to the 35' rear yard setback requirement for the construction of a new 10' x 16' deck, per plans on file. **R-13 zone**
Approved with conditions

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Sadinsky. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The property is a small corner lot and the home is situated such that a deck in any location would require a variance.

VOTE: 5-0; Voting in favor were Commissioners: Doyle, Johnson (Seated for Neville), Grise, Sadinsky and Smilowitz
Voting against: None
Petition approved.

#13-18 **129 Newington Road** – Petition of S. James requesting a Special Exception in order to operate a private practice to teach physical therapy/Pilates and other similar strength and conditioning programs to one student at a time as a Customary Home Occupation



and as an accessory use to the residence for a period of one (1) year per Section 177-49 (C) of the Zoning Ordinances and per plans on file. **RM-3 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. **This permission is granted for a period of one (1) year. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.**
2. **The hours of operation shall be: Monday-Friday: 9:00a.m.-8:00p.m. & Saturday 9:00a.m.-12:00p.m.**
3. **The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
4. **No signage**
5. **No employees**
6. **Client parking must be on the driveway, on site.**
7. **Only one client at a time may be seen on the premises (no overlapping of clients).**

VOTE: 5-0; Voting in favor were Commissioners: Doyle, Grise, Johnson (seated for Neville), Sadinsky and Smilowitz
Opposed- 0
Petition approved.

- Approval of minutes from the regular meeting held on May 16, 2018 (Motion: Johnson; Second Sadinsky/Approved)
- Adjournment (Motion: Doyle; Second: Grise/ Approved. Meeting adjourned at 7:20 pm)